162.0	0001	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,300 / 714,300
					USE VALUE:	714,300 / 714,300
					ASSESSED:	714,300 / 714,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FLORENCE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELPEK KUTLU G &	
Owner 2:	WAKIM TERESA A	
Owner 3:		
Street 1:	5 FLORENCE TERR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	GARRITY ROBERT K/KERRY A -
Owner 2:	-
Street 1:	5 FLORENCE TERR
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,013 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1446 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5013.000	311,000	4,000	399,300	714,300
Total Card	0.115	311,000	4,000	399,300	714,300
Total Parcel	0.115	311,000	4,000	399,300	714,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.98 | /Parcel: 493.9

Legal Description

User Acct 107949

GIS Ref

GIS Ref

Insp Date 10/01/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 162.0-0001-0019.0

!12640!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,000	4000	5,013.	399,300	714,300	714,300	Year End Roll	12/18/2019
2019	101	FV	241,000	4000	5,013.	399,300	644,300	644,300	Year End Roll	1/3/2019
2018	101	FV	240,600	3400	5,013.	353,600	597,600	597,600	Year End Roll	12/20/2017
2017	101	FV	240,600	3400	5,013.	296,600	540,600	540,600	Year End Roll	1/3/2017
2016	101	FV	221,700	3400	5,013.	296,600	521,700	521,700	Year End	1/4/2016
2015	101	FV	209,500	3400	5,013.	256,700	469,600	469,600	Year End Roll	12/11/2014
2014	101	FV	209,500	3400	5,013.	248,100	461,000	461,000	Year End Roll	12/16/2013
2013	101	FV	209,500	3400	5,013.	236,100	449,000	449,000		12/13/2012

PRINT

Date	Time
12/11/20	02:42:42

LAST REV

Date	Time
10/15/18	09:26:07
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12640

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRITY ROBERT	67279-280		5/19/2016		635,000	No	No		
VERHEUL ANITA L	48393-324		10/27/2006		487,500	No	No		
BURROUGHS FRED	26586-455		8/16/1996		246,500	No	No		Y

USER DEFINED

Prior Id # 1:	107949
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2006	347	Re-Roof	6,000	C				
4/27/1994	143	Manual	1,000	C				REPLACE SILLS

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
3/14/2009	Inspected	372	PATRIOT
12/31/2008	Measured	336	PATRIOT
2/15/2007	MLS	MM	Mary M
1/21/2000	Inspected	276	PATRIOT
12/1/1999	Measured	263	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5013		Sq. Ft.	Site		0	70.	1.14	8									399,272						399,300	

Total AC/HA: 0.11508 | Total SF/SM: 5013 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,272 | Spl Credit | Total: 399,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	84258
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382074
Depreciation:	71066
Depreciated Total:	311008

COMMENTS

SCUTTLE LEDGE IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

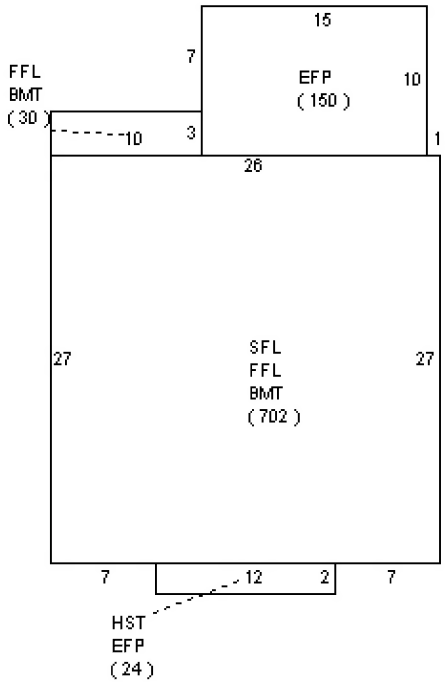
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	134.34
Final Total:	311000	Val/Su SzAd	215.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	732	175.480	128,453
SFL	Second Floor	702	175.480	123,189
BMT	Basement	695	52.640	36,609
EFP	Enclos Porch	174	42.870	7,459
HST	Half Story	12	175.480	2,106

Net Sketched Area:	2,315			Total:	297,816
Size Ad	1446	Gross Are	2364	FinArea	1446

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	10X12	A	AV	2010	5.38	T	7.2	101			600			600

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000